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# OFF THE RAILS

Four separate 'rail issues' during the first cold snap of winter caused massive delays despite an \$84 million winter resiliency program. 4



NICOLAUS CZARNECKI



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## IPHONE PRODUCTION CUT

**1** Apple is expected to cut production of its latest iPhone models about 30 percent in the January-March quarter, the Nikkei reported. As inventories of the iPhone 6s and 6s Plus have piled up since they were launched last September, production will be scaled back to let dealers go through their stock, the business daily reported. **REUTERS**



## ISIS TERRITORY SHRINKS

**2** Islamic State's territory shrank 40 percent from its maximum expansion in Iraq, and 20 percent in Syria in 2015, as international forces pushed it out of several cities, the U.S.-led coalition fighting it said Tuesday. There was no immediate comment from the hardline Islamist group on the estimates from the coalition, made up of countries including Britain, France and Jordan that have been bombing its positions. **REUTERS**

## CHARACTER INCREASE

**3** Twitter is building a feature that will allow users post messages as long as 10,000 characters, Re/code reported. Twitter, which currently has a 140-character limit, is considering launching the service toward the end of the first quarter but has not set an official date, Re/code reported. **REUTERS**



### COLD COMMUTE

**7** Temperatures in the Boston area hit below zero degrees for the first time since last February on Tuesday. Commuters were bundled up as they exited South Station early Tuesday morning.

MAIN PHOTO BY NICOLAUS CZARNECKI, ALL OTHER PHOTOS BY GETTY IMAGES

## DEPOSITION DELAY

**4** A U.S. magistrate judge Tuesday agreed to delay the deposition of Bill Cosby's wife, Camille, in connection with a defamation lawsuit filed against the comedian by seven women who have accused him of sexual assault. **REUTERS**



## CHICAGO PAYS OUT \$5.5M

**5** The nearly 60 people tortured by Chicago police decades ago have begun receiving \$5.5 million in reparations from the city, Mayor Rahm Emanuel announced Tuesday. The news comes as Chicago faces renewed criticism for police treatment of minority suspects. Most recently, the family of a black woman whom police admit was fatally shot by accident last month has sued the city. Last May, aldermen in the nation's third-largest city approved the payments to 57 people tortured by police in the 1970s and 1980s. **REUTERS**

## SHOT BEHIND CHURCH

**6** A man was shot behind a church in Lynn, Massachusetts, Fox News reported. The shooting occurred in the parking lot of St. Stephen's Memorial Episcopal Church, and the victim was taken to a local hospital for treatment of multiple gunshot wounds. Police are still investigating the incident. They have no suspects and have not released the name of the victim. **MATT LEE**





# Boston 'tree ninja' arrested again

A Brighton man is accused of snapping a tree branch with his hands.



SPENCER BUELL  
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The Brighton "tree ninja" is allegedly at it again.

Police on Monday arrested 66-year-old Joe Rizza, of Brighton, after officers saw him snap the branch of a tree off with his hands, according to a police report.

Detectives had been monitoring the area of 27 Peaceable Street after complaints about damaged trees in the neighborhood, the report said.

The alleged tree-snapping man, who has earned the nickname



Trees vandalized by the "tree ninja." NICOLAUS CZARNECKI

"tree ninja," has been in trouble for attacks on plant life before.

Rizza was out on bail after his arrest in April for allegedly damaging a tree near the Brighton Elks Lodge with a hammer. He then faced five counts of willful and malicious destruction of property and unlawfully carrying a dangerous

weapon.

He now faces new charges of willful and malicious destruction of property, according to the report.

Detectives believe Rizza was responsible for six other incidents of vandalism to trees, and police "will seek complaints accordingly," the report said.

## State's anti-spanking ruling a step forward: Experts

The state's highest court has weighed in on spanking for the second time this year, this time ruling against the practice as a way to discipline children.

The Massachusetts Supreme Judicial Court ruled Monday that parents who admit to using corporal punishment — such as striking a child — can be kept from fostering children through the Department of Children and Families.

The decision marks an important shift away from discipline that just doesn't work, experts told Metro this week.

"The bottom line is, none of the research that's been done shows it's been effective," said Jetta Bernie, executive director of Boston-based MassKids. "If a child, for example, writes on the wall with crayon and the parent physically hurts them, it doesn't really give the kid a lesson on how to properly use crayons."

The stakes are especially high for foster children, she said, many

*"Less and less it's the primary tool parents are using."*

Madigan

of whom were the victims of abuse and may be "re-traumatized" by violent punishment at home.

Despite Monday's ruling, though, it isn't as if the state is cracking down on spanking. The same court in June ruled that parents could spank their children, but only as long as the child isn't harmed and the spanking is done with "reasonable" force, according to The Boston Globe. That decision came after a Brockton man was charged with assault for spanking his daughter at a bus stop.

Corporal punishment remains popular among many parents: A national study in 2014 showed 76 percent of men and 65 percent of women believe

it's OK to spank children, and 94 percent reported they spanked a child in the previous year.

But attitudes are changing, said Ryan Madigan, director of the Boston Child Study Center.

"Less and less it's the primary tool parents are using, whereas 30 or 40 years ago it was the accepted, standard go-to," Madigan said.

Child psychologists told Metro other approaches, like using timeouts, taking away privileges or allowing a child to make up for bad behavior by cleaning the house, work better, even with the most difficult kids.

"We've demonstrated you can reduce severe challenging behavior for kids with severe difficulties without the use of power, control or corporal punishment," said Stuart Ablon, director of the Think:Kids program at Massachusetts General Hospital. "There are proven alternatives."

SPENCER BUELL

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# Burning Legs?

Varicose veins are more than a cosmetic problem. They can be associated with **Deep Vein Thrombosis (DVT)** and **Pulmonary Embolism (PE)**, both of which claim up to **300,000** lives a year in the United States.

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# So much for 'winter resiliency'

Cold snap causes four instances of "rail issues" and delays.



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After spending nearly \$84 million on a Winter Resiliency Plan, the MBTA suffered an epic weather-related failure during Boston's first cold snap.

At least four separate instances of "rail issues" disrupted the system throughout the day Tuesday.

According to the T's Twitter feed, the trouble began just after 8 a.m. when a "rail issue" shut down travel between JFK/UMass and Ashmont station. The T then said that there was a northbound delay at Savin Hill Station, also a "rail issue." A "rail issue" caused a derailment on the Commuter Rail and just before 1 p.m., "rail issues" at Central Square caused severe delays on the Red Line.

Officials said they think the weather played a factor in the rail malfunctions.

"The exact cause remains under investigation, but it is believed to be related to the extreme drop in temperatures



Commuters were bused between Savin Hill and JFK/UMass Stations early Tuesday morning. NICOLAUS CZARNECKI

*"This infrastructure that keeps things running has to be malfunctioning if the rails are in trouble from the cold."*

Hinchman

from fairly mild to bitterly cold," MBTA spokesman Jason Johnson said in an email. "Such a drop can be very stressful on a

running rail. A joint bar, similar to a brace, was installed to preserve the integrity of the rail until permanent repairs are

made [Tuesday night]."

Transit advocates blamed a lack of maintenance for the problems.

"The system has not been maintained at all," TransitMatters Director Jeremy Mendelson said. "Service quality has declined over the years, the many cuts and fare increases have not improved. This is an infrastructure problem. The issues today were nowhere near each other and there

isn't even any snow. These issues are all preventable and it is a result of them not being adequately funded."

After torturous delays last winter, the MBTA told Bostonians that they were well prepared for this season, having winterized much of the system and replacing some 10 miles of Red Line third rail.

In September, Gov. Charlie Baker said, "We are far better prepared for this winter than last year." Baker's office did not return a call for comment on Tuesday.

A T official defended the resiliency program, citing operations that didn't go wrong Tuesday.

"While there were isolated incidents involving broken rail, there were no problems with switches

or heaters, a credit to the months of winter resiliency program work preparing for the winter season," Johnson said. "Subway trains, for example, were stored in maintenance facilities and tunnels last night and operated with almost no issues despite the bitterly cold weather. Commuter Rail locomotives also performed very well [Tuesday] morning, making hundreds of trips without delays."

A metals expert said the "rail issues" represent a maintenance problem, not a weather problem.

"This infrastructure that keeps things running has to be malfunctioning if the rails are in trouble from the cold," MassArt welding, blacksmithing and metal casting professor Matt Hinchman said. "These rails have been used for decades and are incredibly durable. If it did malfunction like that, that's suspect. There is plenty of wear and tear on these systems, but that's something they need to be on top of."

Mendelson, the transit advocate, gave the T poor marks for its performance as the system prepares to raise fares.

"The planned fare increase doesn't inspire any confidence in riders," Mendelson said. "They seem to fix the most immediate crisis and then pray. We have a continuously broken system that can't seem to plan for winter, which is unacceptable. Pulling buses off of their normal lines to have shuttles is unacceptable. But their crisis management is a juggling act."

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## Miley Cyrus wants Liam Hemsworth back

Everything old is new again, apparently. After two years apart filled with twerking, tongue-wagging and very little clothing, Miley Cyrus is reportedly looking to reconnect with ex-fiancé Liam Hemsworth. So much so, in fact, that she headed down to Australia to spend Christmas with the Hemsworths. "Miley came back to L.A. on Monday after spending the holidays with Liam. She had the time of her life being with him and his family," a source tells E! News. "She feels like they could pick up right where they left off. Miley has never gotten over Liam and always hoped they would get back together. She doesn't know where it will go, but she definitely still loves him and wants to be with him. Liam has an interest in being back together, too." And possibly more than just an interest, as another source says the two are already "back on." Well, that escalated quickly.



ALL PHOTOS GETTY IMAGES

the word

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## Tyga responds to 14-year-old texting scandal

Tyga is finally speaking out about that whole "swapping text message with a 14-year-old he met on Instagram" thing that's been plaguing him since before the holidays. Of course, a press conference by the girl in question with lawyer Gloria Allred by her side — because of course it's Gloria Allred — is bound to elicit some

sort of response. "The truth is that Tyga contacted me first. He direct-messaged me on Instagram. I knew who he was, but I was surprised that he was contacting me," Molly O'Malia said Monday. "I began to feel uncomfortable when he asked me to FaceTime with him. Because of my discomfort with why he wanted to communicate with me, I quickly stopped responding to him."

But that's the tricky thing — why Tyga wanted to communicate with her. The rapper spoke out to TMZ via his reps insisting he was only ever interested in her as a singer. In addition, Tyga's manager says the girl said she was actually 17 in text messages — screenshots of which were provided to the website. So there.



## Should we be worried about Johnny Depp?

Guys? Johnny Depp isn't looking too good. The "Black Mass" star hit the Palm Springs International Film Festival red carpet looking puffy, palid and worse for the wear, with his problematic complexion only amplified by the presence of wife Amber Heard by his side, looking stunning as usual. "He was very friendly but almost unrecognizable. He looked



to have put on a good 30 pounds at least," a source on the scene tells Radar Online. "His hair was a greasy mess, and his teeth were yellowed, too. It was pretty shocking. He looked more like

Marlon Brando than Johnny Depp." I'm going to go ahead and assume that source means late-in-life Brando, because being compared to young Brando is a total compliment.



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# Finding the last 'American Idol'



Keith Urban, Jennifer Lopez and Harry Connick Jr. return as judges for the final "American Idol," premiering tonight and tomorrow at 8 p.m. on Fox. ALL PHOTOS MICHAEL BECKER/FOX



Contestants Jordan and Alexandra Sasser try to impress the judges in Atlanta.

The singing show that started it all looks for a "bookend" to Kelly Clarkson.



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"American Idol," the reality show that 14 years ago kicked off a tidal wave of singing competitions that have dominated network television — and introduced America to Simon Cowell — is having its last hurrah. After failing to match

up in the ratings to its younger competitors and facing flagging interest from viewers, Fox announced last year that it was shuttering its signature reality show, but not before one more search for a star. It's 15th and final season, cleverly spun into something of a victory lap rather than delayed cancellation, has a two-night, four-hour premiere airing tonight and tomorrow.

But what are we hoping to get out of one more season of "Idol"? And how is the show positioning itself in the crowded reality television landscape it helped create? What can the winner — or even the viewers — really expect at this point, when we live in a world where the victors of even the most popular singing competi-

tion on TV — "The Voice" — struggle for any actual success? Often, it's been better to almost make it on "Idol." Just ask runners-up Clay Aiken, Adam Lambert or Jennifer Hudson (who didn't even reach the finals).

There's good reason host Ryan Seacrest can't refer to the final season's champion as "the bookend to Kelly Clarkson," the very first "American Idol" winner. Clarkson has gone on to enjoy the kind of career the show's producers hoped every winner would, but she's the exception, not the rule. During the premiere, an adorably awkward hopeful and "Idol" super-fan, Michelle Marie, is tasked with naming all 14 previous winners in order, and even she has trouble. You won't be faulted if some

of the names and faces don't ring a bell right away.

## Going Country

So how is "American Idol" setting itself apart? If the first few rounds of auditions are any indication, it's by setting its sights on the heartland, with an emphasis on country and twang that would make Blake Shelton blush. It's no accident that the new season kicks off with auditions in cities like Atlanta, Denver and Little Rock, Arkansas, and that so many hopefuls walk in carrying guitars. Whether or not the folksy focus will translate into improved ratings for the last hurrah, though, is still up in the air.

## Ranking the Idols

Here's our take on where the show's winners stand on a scale from superstar to head-scratcher:

1. Kelly Clarkson
2. Carrie Underwood
3. Fantasia Barrino
4. Jordin Sparks
5. Ruben Studdard
6. Phillip Phillips
7. Taylor Hicks
8. Scotty McCreery
9. Nick Fradiani
10. Kris Allen
11. Lee DeWyze
12. David Cook
13. Candice Glover
14. Caleb Johnson



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Another "American Idol" hopeful gets a ticket to Hollywood.



# Simon Rich on love in the age of Tinder

The "Man Seeking Woman" creator is trying to tell "old stories, new ways."



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Simon Rich, 31, has the comedy writing pedigree equivalent of an Ivy Leaguer. One of the youngest staff writers in "Saturday Night Live" history and later scooped up for a two-year stint at Pixar, Rich has bylines in The New Yorker and Vanity Fair and his own collections of short stories for Random House and Hachette. As for an actual Ivy League degree? Well, he's got one of those, too.

The former Harvard Lampoon president now sinks his efforts into "Man Seeking Woman," a surreal comedy about dating starring Jay Baruchel, Eric Andre and Britt Lower based on Rich's book, "Last Girlfriend on Earth." The series returns to FXX on Jan. 6. We caught up with the creative force ahead of the season premiere.

**When we leave Baruchel's character Josh he's just finally getting over his ex-girlfriend — what's the time jump between the seasons?**

I would say that season one, especially for Josh and Liz [Britt Lower], was about getting over heartbreak, and this season is more about unrequited love. We'll see Josh, Mike and Liz all pining after idealized love objects, and they'll learn over the course of the season, in pretty rough ways sometimes, relationships are better in our dreams

than in reality. It's a very forward-thinking season.

**We got to see the show from the perspective of Josh's sister, Liz, in the ninth episode, "Teacup." Will we get more in season two?**

Absolutely. Josh, of course, is still the protagonist on the show, but there will be a few episodes this year that are from protagonists that are not Josh, including Liz.

**But maybe not Liz?**

More than one episode that will have a female protagonist, and there will be several episodes that where Josh is not the protagonist. In season one, we tried hard to establish the world of the show and its tone and point of view. With this season, now that we've built the sandbox, we have a democracy to build in it.

We're striving to flesh out the characters more and put their relationships to the test.

**How old is Josh now?**

He's explicitly 27 last season, and a bit of a stunted 27 because of the long term relationship he had been in. And now he's 28.

For Josh and Mike, who are in their late 20s, their peers are starting to get married and we'll see them both trying to settle down in relationships. I think one of the most fun parts of season two is probing [Mike's] character a little more. We'll see the chauvinistic, macho, broy persona that he shows to the world is something of a front.

**Are there any dating issues the characters struggle with that are exclusive to millennials?**

For Josh, in particular, the burden of high expectations by his very privileged upbringing is one. Without giving too much away, his mom has actually started a "Church of Josh," where she preaches to as many followers that will listen that Josh is a living god and destined for greatness. And



Jay Baruchel on the FX comedy "Man Seeking Woman," returning Jan. 6. ALL PHOTOS FX

even though Josh certainly enjoys all this, he also struggles to live up to her impossibly high expectations. For Josh, a lot of this season is reconciling a lot of his lost dreams in terms of dating and his career and the pressing realities of growing up and getting older.

**A lot of the show is so surreal and weird — do you ever step back in the writer's room and have to tone it down?**

The model in the writer's room that we try to stick by is, "old stories, new ways." We try to tell really simple, relatable stories about very universal life experiences. Things like liking someone who doesn't like you back, or trying to kiss someone for the first time or having a crush on a coworker, things we've seen on TV shows and movies for 100 years. But we always try to tell the story in an unusual way that dramatizes how high stakes a situation can feel when you're going through them. It can be a challenge and our show features everything from science fiction to horror to mythology, all within the same 10 minute span. Every episode is like building a tower out of blocks.



Simon Rich

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# Home work: 2016 resolutions

It's the season for improvements. Here are three ways to start the new year off right.

**MONICA WEYMOUTH**  
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Every year, we declare our intention on January 1: We're going to be, in so many words, better. Whether that means a little change or a major overhaul, this is the designated time to do some life maintenance and make a few overdue upgrades. How does that look when applied to your home? Not all that much different. Here are three expert-recommended resolutions to apply to your abode in 2016.



It's all about creating good habits like keeping the kitchen clean.

## 1 Look great for less

An extreme makeover is tempting for the new year, yes — but it's also

expensive. Before you whip out that holiday-heavy credit card and redo your living room, consider some cheaper alternatives, suggests Denise Sabia, the designer and blogger behind ThePaintedHome.com. "My home resolution is to update and freshen up my old sofa with new pillows and throws," she says.

## 2 Discover a new passion

A good resolution results in an improvement. A great resolution brings about a new hab-

it. So while a shiny new kitchen is a worthy goal, it's messing up that kitchen that will really transform your home. "Rather than trying to make a resolution, per se, I focus on crafting and perfecting one thing each year," says Gwen Hefner of TheMakerista.com. "Last year, it was hospitality, and this year, it's food. We're gutting our kitchen in the new year, and I'm hoping the renovation will help me find a passion for cooking!"

## 3 Focus on what's important



Get rid of the things you don't need or love to have a clutter-free home in 2016.

Just like you only have so much time in a day, your basement only has so many square feet. Free yourself up and get rid of what's not important before another year piles on. "I already have a lot of goals in place for 2016, but my most attainable and tangible

is to purge and organize my home," says designer and lifestyle blogger Marian Parsons of Missmustardseed.com. "I am yearning to simplify and get rid of the things we don't use, need or love, and organize the things we decide to keep."



Want to give your room a fresh look fast? Try cheery pillows.



# Crowder continues to shine for C's

The swingman has become a leader in Boston.

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When the Celtics traded Rajon Rondo to the Dallas Mavericks last season, they did so mainly because they got a protected first-round pick in return.

The fact that Jae Crowder was also in the deal didn't mean much. He was a role player at best on the Mavericks. The Celtics, at the time, had a team of role players. The Celtics didn't really know for sure what they were getting in Crowder. And the feeling was mutual on Crowder's end — at a time where he was due to hit free agency at the end of the season.

But it didn't take long to see that Crowder had more to his game — and his personality — than most expected.

Not soon after, Jeff Green was shipped to Memphis, which opened

up even more playing time for Crowder.

The C's then traded for Isaiah Thomas, and along with Crowder the two helped lead the team to the playoffs. It was apparent by then that Crowder and Boston were a match. He was tough, he was energetic and he provided a huge spark to a young team coming together down the stretch.

And this season, after re-signing for five years and \$35 million (which feels like a steal), Crowder has been even better, adding leadership to his growing arsenal of attributes.

Crowder is averaging 13.9 points and 5.3 rebounds per game in his first full season with Boston. His points are up from 9.5 per game last season with Boston, and just 3.6 per game in Dallas before the trade. But his 1.20 steals per turnover this season ranks him 9<sup>th</sup> in the NBA, and describes the kind of player he is out there.

Though just 25 years old and in his fourth



Jae Crowder goes hard to the rim against the Pistons, who the Celtics will face tonight at the Garden. GETTY IMAGES

NBA season, Crowder feels like he's been in the league much longer. And after what he knew was a disappointing showing against the Nets in front of the home crowd over the weekend, Crowder made sure he and his team brought it in the rematch two days later.

He finished with a career-high 25 points to go along with six rebounds and three steals. The performance had Brad Stevens telling reporters after the game how he's "not afraid of the big moment."

But Celtics fans who have watched him play

over the last year already know that.

"We tried to learn from our mistakes and come out here and play the way we wanted to," Crowder told CSNNE after Monday's win over Brooklyn. "We didn't play the way we wanted to back at home so we knew we

needed this win. We came out and played."

The Celtics have struggled with inconsistency this season, and Crowder will be the first one to tell you that. But watching him evolve with the team, it's no wonder why he's quickly become a fan favorite here in Boston.

## NFL power rankings | by Luke Miller

No. 1

**Panthers**  
(15-1)



The Panthers recovered from their first loss of the season to take care of Tampa Bay. The undefeated season didn't happen, but this team still has a first-round bye, home-field advantage in the NFC, the best record in the NFL and the best record in team history.



No. 4

**Seahawks**  
(10-6)



Russell Wilson has 24 touchdowns and one interception in his last seven games, and Doug Baldwin recorded the first 1,000-yard season of his career as Wilson's top target. The same old defense is intact and suddenly this is a team that is again getting Super Bowl buzz.

No. 6

**Chiefs**  
(11-5)



The NFL's hottest team just completed one of the most improbable turnarounds in NFL history. The Chiefs went from 1-5 to 11-5 on the back of 10 straight wins, and almost stole the division from Denver. They will now face the team most similar to them in the playoffs: Houston.

No. 8

**Bengals**  
(12-4)



That first round bye certainly would have come in handy. Andy Dalton's cast is off, but it seems A.J. McCarron is still the most likely to start the Wild Card matchup against the Steelers. The Bengals are still 2-2 since Dalton's injury, but those wins have come against San Fran and Baltimore.

No. 10

**Packers**  
(10-6)



The Packers are 4-6 since starting the season 6-0 and they've struggled to look like the contender we're all used to. Surprisingly, it's the offense that most often can't get it done. They've struggled to run the ball and complete the deep ball. That said, Washington is the best matchup to draw.

No. 2

**Cardinals**  
(13-3)



That was a bad loss to Seattle, but the Cardinals had little to play for, and it showed. If they see Seattle again, it will be in the NFC title game and that bad taste to finish the season will have had three weeks to stew. For now, they await the highest seed remaining — Washington, Green Bay or Minny.

No. 3

**Broncos**  
(12-4)



Peyton Manning returned to the field to bring the Broncos their No. 1 playoff seeding. Now the Broncos have two weeks to decide if Peyton will lead them in the playoffs, as they wait to see how his foot reacts. The win over the Chargers brought some upbeat vibes back to Denver.

No. 5

**Patriots**  
(12-4)



Tom Brady lost the last two games of the regular season for the first time in his career. That makes the Pats 2-4 since starting 10-0, and you have to begin to wonder if they are just too injured to mount a credible title defense. Their first-round bye will help as Julian Edelman will make his return.

No. 7

**Steelers**  
(10-6)



After many thought Pittsburgh blew its season with an upset loss to the Ravens in Week 16, the Jets handed them back a playoff berth. Now the NFL's most dangerous offense is in the door and it will start off its run against Cincinnati, which may or may not have Andy Dalton.

No. 9

**Vikings**  
(11-5)



The Vikings got revenge for their earlier loss to Green Bay in the game that decided the division. In doing so, they earned themselves the tougher playoff matchup: Seattle. The last time these teams played, the Seahawks were kicking off their renaissance and blew out the Vikings, 38-7.

No. 11

**Redskins**  
(9-7)



All season it seemed more and more likely that Washington would be left standing atop the NFC East, and they managed to do it with a winning record thanks to a season-ending three-game win streak. Kirk Cousins threw 23 touchdowns with just three picks in his final 10 games.



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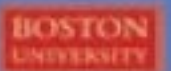
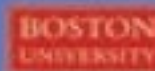
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Compensation is \$25.00 per visit. Parking will be reimbursed.

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New Classes start the week of January 28, 2016.

For further details please contact

Mr. Laquan Miles at (617) 541-2277.  
Serious inquiries only.



## LEGAL NOTICES

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Victoria N Robinson a/k/a Victoria Nan Robinson to Mortgage Electronic Registration Systems, Inc., dated July 21, 2006 and registered with the Suffolk County Registry District of the Land Court as Document No. 723707 as noted on Certificate of Title No. C214-67, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems Inc. to Federal National Mortgage Association dated March 16, 2015 and registered with said registry on March 27, 2015 at Document No. 00641543 Certificate of Title No. C214-67, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 a.m. on January 28, 2016, on the mortgaged premises located at 135 Townsend Street, Unit B-9, Townsend House Condominium, Roxbury (Boston), Suffolk County, Massachusetts, all and singular the premises described in said mortgage.

## TO WIT:

## Unit B-9 of:

The Units listed on Exhibit A hereto of the Townsend House Condominium created by Master Deed dated October 9, 1967, and filed on October 30, 1967 with Suffolk County Registry of Deeds District of the Land Court as Document No. 430901 noted on Certificate of Title # C-214.

The Post Office Address of the Condominium is: 135 Townsend Street, Roxbury, MA 02119.

The UNITS conveyed are laid out as shown on plans filed with the Suffolk County Registry District of the Land Court, which plans are copies of a portion of the plans filed with said Master Deed, Condominium Plan No. 34714-A, and to which is affixed a verified statement in the form provided in G.L. c. 183A, Section 9. They are subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed and the By-Laws filed therewith.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning ordinances and as set forth in the Master Deed.

The undivided percentage interest of the Unit 9 is 2.6701%.

The Units are also conveyed with the exclusive easement for the use of Parking Space 10.

For title reference see Deed recorded herewith.

Property Address: 135 Townsend Street Unit B-9, Roxbury, MA 02121.

For mortgagee's title see deed registered with Suffolk County Registry District of the Land Court as Document No. 723706, as noted on Certificate of Title No. C214-67.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

## TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610388, Newton Highlands, Massachusetts 02461-0388, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California Street, Newton, MA 02458  
(617) 558-0500  
201501-0913 - PRP

January 6, 2016, January 13, 2016, January 20, 2016

## MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Annie R. Dowell to Mortgage Electronic Registration Systems, Inc. as nominee for Accredited Home Lenders, Inc. A California Corporation, its successors and assigns, dated July 26, 2004 and recorded with the Suffolk County Registry of Deeds at Book 35151, Page 318, subsequently assigned to Deutsche Bank National Trust Company as Trustee for the Certificateholders of the Morgan Stanley ABS Capital I Inc. Trust 2004-HE9, Mortgage Pass-Through Certificates, Series 2004-HE9 by Mortgage Electronic Registration Systems, Inc., by assignment recorded in said Registry of Deeds at Book 49419, Page 208; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 2:00 PM on January 27, 2016 at 3 Oakhurst Street, Dorchester, MA, all and singular the premises described in said Mortgage, to wit:

The land with the buildings thereon, located at 3 Oakhurst Street in the Dorchester District of the City of Boston, Ward 14, Assessor's Parcel Number 2971, and more particularly described as follows: Being the same premises as described in an instrument of taking by the Collector/Treasurer of the City of Boston against Ortho Funders, et al, dated July 29, 1980 and recorded with Suffolk County Registry of Deeds in Book 9540, Page 149; in a Notice of a Petition to Foreclose against James E. Hall dated and recorded with Suffolk County Registry of Deeds on June 7, 1984 in Book 11900 Page 023; and in a Final Decree of Foreclosure against James E. Hall, dated February 4, 1986 and recorded with said Registry of May 14, 1986 in Book 12488 Page 343. Said property contains approximately 3250 square feet. For title see deed at book: 14876 page 298 For informational purposes only said property is further shown as being Lot Fifteen (15) on Plan of "Oak Terrace" dated 1/22/1992 recorded at Book 2041, Page 428.

For informational purposes only please see mortgage recorded in said Registry of Deeds at Book 14876, Page 314.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax liens, water bills, municipal liens and assessments, rights of tenants and parties in possession.

## TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagee, the Mortgage or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.** Other terms if any, to be announced at the sale.

Deutsche Bank National Trust Company as Trustee  
for the Certificateholders of the Morgan Stanley  
ABS Capital I Inc. Trust 2004-HE9, Mortgage  
Pass-Through Certificates, Series 2004-HE9  
Present Holder of said Mortgage,  
By its Attorneys,  
ORLANDO MORAN PLLC  
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**LEGAL NOTICES**

**MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Louis Pacheco and Beatriz Pacheco to Wells Fargo Home Mortgage, Inc., dated August 29, 2003 and recorded with the Suffolk County Registry of Deeds at Book 32669, Page 161; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 3:00 PM on January 27, 2016 at 707 Truman Parkway, Boston (Hyde Park), MA, all and singular the premises described in said Mortgage, to wit:

The land, with the buildings thereon, situated in the Hyde Park District of Boston and being shown as Lot 4 on a plan for division of land of Edna Walsh, recorded with Suffolk Deeds in Book 4788, Page 185, bounded and described as follows: SOUTHEASTERLY by Truman Highway, formerly Water Street, fifty (50) feet; NORTHEASTERLY by land now or formerly of Oliver F. Atkins, as shown on said plan, two hundred eighteen (218) feet; NORTHWESTERLY by Neponset River, about fifty and 4/10 (50.4) feet; SOUTHWESTERLY by Lot 3, as shown on said plan, two hundred twelve (212) feet. Excepting therefrom so much thereof as was taken by the Commonwealth of Massachusetts by a taking recorded with Suffolk Deeds in Book 5294, Page 54. See also Confirmatory Deed at Book 5298, Page 54. For our Title, please see Deed of Alexandra, dated April 17, 2001, recorded with Suffolk Deeds in Book 28377, Page 150.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

**TERMS OF SALE:**

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms if any, to be announced at the sale.

Wells Fargo Bank, N.A. successor by merger to  
Wells Fargo Home Mortgage, Inc.  
Present Holder of said Mortgage,

By Its Attorneys,  
ORLAND MORAN PLLC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
15-001475

January 6, 2016, January 13, 2016  
and January 20, 2016

**MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Julie M. Knapp and Gail Morrison to Boston Private Bank & Trust Company, dated April 2, 2003 and recorded with the Suffolk County Registry of Deeds at Book 31053, Page 137, subsequently assigned to Wells Fargo Home Mortgage, Inc. by Boston Private Bank & Trust Company by assignment recorded in said Registry of Deeds at Book 31053, Page 155, subsequently assigned to US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Mortgage-Backed Notes, Series 2005-6 by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. by assignment recorded in said Registry of Deeds at Book 49405, Page 185; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 10:00 AM on January 27, 2016 at 50 Heron Street, Boston (West Roxbury), MA, all and singular the premises described in said Mortgage, to wit:

A certain parcel of land in that part of Boston called West Roxbury, and being shown as Lot numbered 107 on a plan made by J. Edwin Jones, Surveyor, dated September 1, 1887, and recorded with the Suffolk County Registry of Deeds, Book 1792, page 292 and being bounded and described as follows: Easterly: by Heron Street as shown on said plan 56.54 feet; Southeasterly: by Lot # 105 as shown on said plan, 130.86 feet; Southwesterly: by Lot # 106, as shown on said plan 50 feet; and Northwesterly: by Lot # 109, as shown on said plan 156.20 feet. A Declaration of homestead by Julie M. Knapp, dated 4 December 2002, duly recorded with the Suffolk County Registry of Deeds, Book 30645, page 219, is hereby subordinated to the mortgages recorded here with.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

**TERMS OF SALE:**

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms if any, to be announced at the sale.

U.S. Bank National Association, as Indenture  
Trustee for Citigroup Mortgage Loan Trust,  
Mortgage-Backed Notes, Series 2005-6

Present Holder of said Mortgage,  
By Its Attorneys,  
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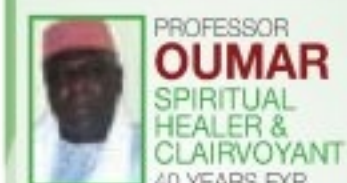


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## metro.us/horoscopes



**Aries** Look over your personal papers or take action if you have a medical concern. Negotiate a deal or contract if you want to make headway.



**Taurus** Keeping busy will help you avoid an argument. Get involved in something that will bring you greater knowledge or update your skills.



**Gemini** You'll be drawn to someone who isn't a good influence. Look for red flags before you make any binding promises.



**Cancer** Maintain a calm demeanor and back away from unpredictable situations. Put greater emphasis on your home and family.



**Leo** An opportunity will unfold if you attend an industry event. Love is in the stars, and including someone special in your plans is encouraged.



**Virgo** Participate in an activity or event that forces you to be energetic and pay attention. Don't let emotional matters overwhelm you.



**Libra** Plan a trip or make arrangements to do something with a loved one, close friend or the youngsters in your life.



**Scorpio** Don't trust someone promising the impossible. You are best off taking a pass and avoiding regret. Stick to your own devices.



**Sagittarius** You'll have trouble controlling the situations unfolding around you. Stand still until the dust settles and you can assess the damage.



**Capricorn** Don't make any cash donations. Someone is likely to play on your emotions and give you false information.



**Aquarius** Check out a business opportunity or take part in an event that will help boost your reputation and set you up for future advancement.



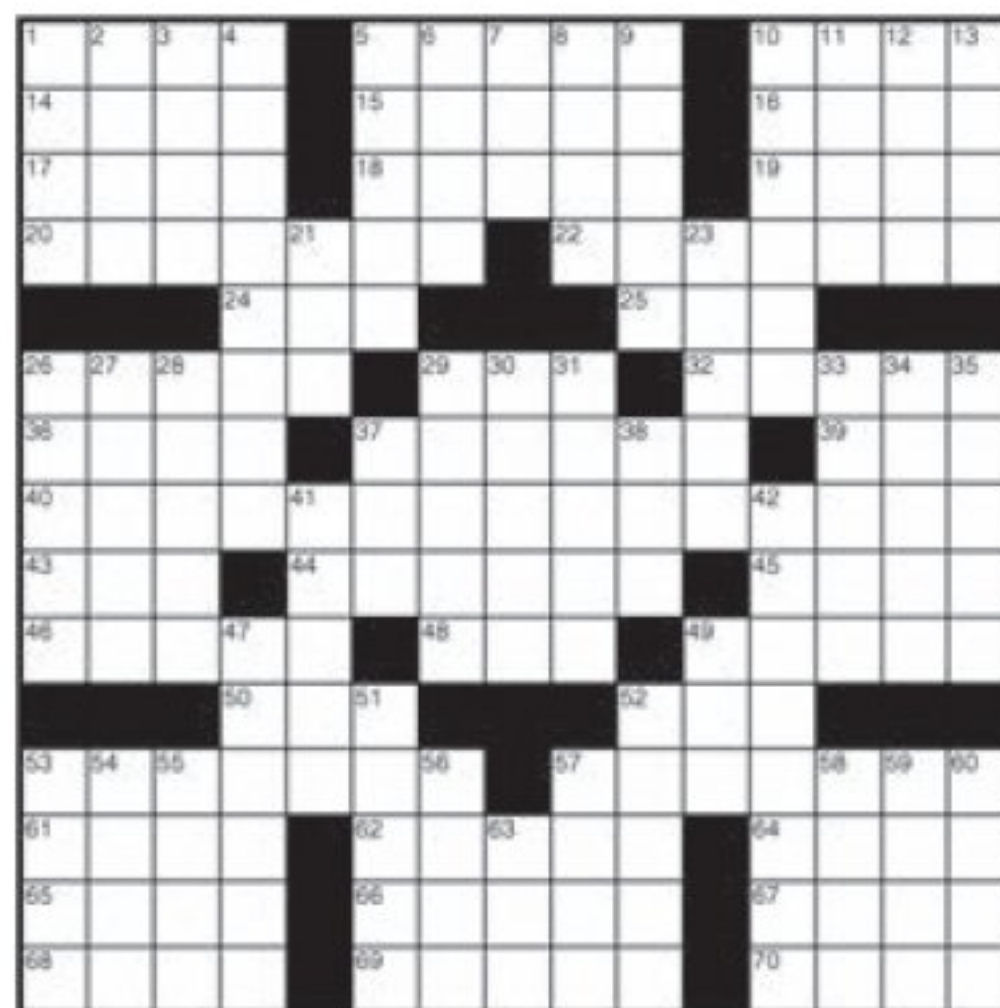
**Pisces** Don't do or say something you'll regret. Stick to a plan and use your energy wisely. Be productive instead of wasting time. **EUGENIA LAST**

### Across

- 1 Train for boxing
- 5 Halloween teeth
- 10 Benefit, often
- 14 Hearty companion
- 15 Kapitan's command (hyph.)
- 16 NYSE rival
- 17 — spumante
- 18 Columbus' port
- 19 District
- 20 Visible at night
- 22 Broad-minded
- 24 Brewery tank
- 25 Cause a blister
- 26 Basilica areas
- 29 Pub. prosecutors
- 32 Kim of "Vertigo"
- 36 Meadow murmurs
- 37 Walloped
- 39 Tavern
- 40 Crawl alternative (2 wds.)
- 43 Yale grad
- 44 Bayou dweller
- 45 Mexican pot
- 46 Hitachi rival
- 48 Type of whiskey
- 49 Cleared the dishes
- 50 Henri's island
- 52 — out (relax)
- 53 Tot's attire
- 57 Lucille Ball, e.g.
- 61 Cause to fall
- 62 Got back, as a championship
- 64 Pantyhose hue
- 65 Pave the way
- 66 On both feet
- 67 Lean-to
- 68 Gin-fizz flavor
- 69 Cubicle fillers
- 70 Prepare the salad

### Down

- 1 Fraud
- 2 El —, Texas
- 3 Low voice
- 4 Change a portfolio
- 5 Tempus — (time flies)
- 6 Help a crook
- 7 Persona — grata
- 8 Liverpool poky
- 9 Series of steps
- 10 Elegant garden feature
- 11 Romance, to Pedro
- 12 Actress — Dunham
- 13 Eddie's cop character
- 21 Refrain syllables
- 23 Cake-pan type
- 26 Paris priests
- 27 Abdul or Prentiss
- 28 Tuxedo trim
- 29 Hold off on
- 30 Brass or bronze
- 31 Arrange hair



- 33 Strads
- 34 It may turn on you
- 35 Work, as clay
- 37 Icy remark?
- 38 WNW opposite
- 41 Quebec school
- 42 Bumpiest

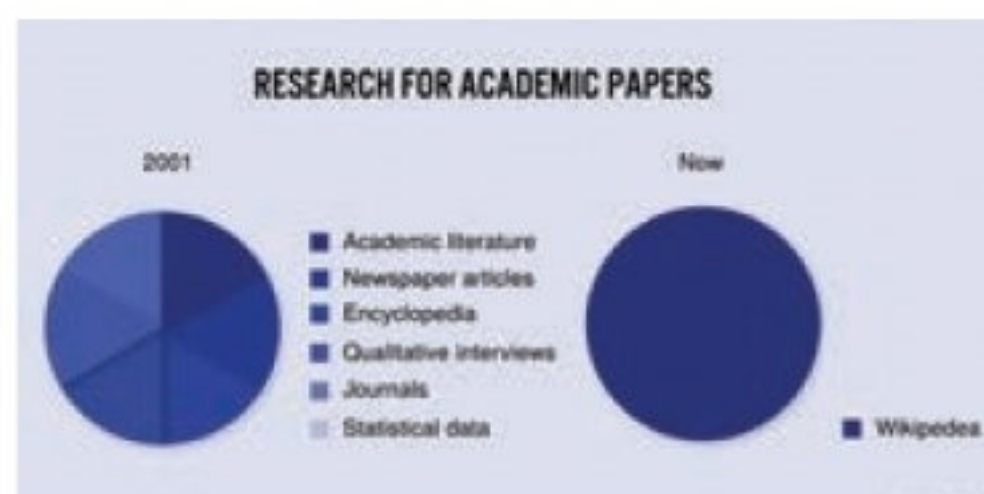
- 47 Hurrah!
- 49 Futon or bunk
- 51 Blew it
- 52 Cracks in volcanos
- 53 66 and I-80
- 54 — hygiene
- 55 Japanese soup

- 56 Bone-dry
- 57 Jagger's genre
- 58 Nymph who pined away
- 59 Warmonger of myth
- 60 Clothing
- 63 Mr. Craven

For crossword answers, go to [metro.us/crossword-answers](http://metro.us/crossword-answers)



## metro.us/truthfacts



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## metro.us/sudoku

easy

hard

|   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|
|   |   |   |   |   | 1 | 9 |   | 8 |
| 7 | 1 | 9 |   |   |   | 2 |   |   |
|   |   |   |   | 7 |   | 6 |   |   |
| 3 | 5 |   |   |   | 9 | 8 |   |   |
| 1 | 4 |   |   | 3 |   |   | 2 | 9 |
|   |   | 6 | 5 |   |   |   | 4 | 1 |
|   |   | 7 |   | 2 |   |   |   |   |
|   |   | 1 |   |   |   | 7 | 9 | 5 |
| 5 |   | 3 | 7 |   |   |   |   |   |

|   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|
|   |   | 6 | 3 | 9 |   |   |   |   |
|   |   |   |   |   | 4 | 3 | 1 |   |
|   |   |   | 6 |   |   |   | 5 | 9 |
|   | 5 |   |   |   | 3 | 4 |   |   |
|   | 4 | 1 | 2 |   | 8 | 5 | 9 |   |
|   |   | 2 | 4 |   |   |   | 3 |   |
| 6 | 7 |   |   |   | 1 |   |   |   |
|   | 2 | 8 | 7 |   |   |   |   |   |
|   |   |   |   | 8 | 2 | 6 |   |   |



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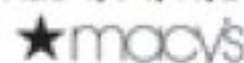
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